

Monadnock-Upton Block
1140-1160 Elm Street
Manchester
Hillsborough County
New Hampshire

HABS No. NH-201

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

MONAONOCK-UPTON BLOCK

HABS No. NH-201

Location: 1140-60 Elm Street (southwest corner of the intersection of Elm and Bridge Streets, bounded on the west by North Hampshire Lane) Manchester, Hillsborough County, New Hampshire.

USGS Manchester South Quadrangle, Universal Transverse Mercator Coordinates:
Zone 19 Easting 299150 Northing 4762930

Present Owner: State of New Hampshire
Department of Public Works and Highways
John O. Morton Building
Concord, New Hampshire 03301

Present Occupants: Basement: Tiny Tot Land

First story: Modern Bride (1140 Elm Street): Beneficial Finance Company (1150 Elm Street); 1160 Elm Street is vacant.

Second through fourth stories: various residential occupants (SRO).

Present Use: Basement and first floors: commercial and retail
Second through fourth floors: residential.

Significance: The four-story Monadnock-Upton Block was constructed in 1892, and was one of a number of brick commercial blocks built at the crest of a Manchester building boom. During this period many commercial blocks along Elm Street, Manchester's principal commercial thoroughfare, were replaced with substantial new masonry structures as the city's business district was extended northward on Elm Street from its historic core. The subtly detailed Monadnock-Upton Block is one of the few extant, essentially intact business blocks on Elm Street designed by William M. Butterfield of Manchester, New Hampshire's leading architect of the period between 1890-1910. On the three upper stories, the building retains its original exterior character and a quantity of original interior finishes. The Monadnock-Upton Block was built as an investment by Hiram D. Upton, whose successful career as a banker and politician was cut short by the Panic of 1893. Edward M. Chase, a

Lithuanian-born tea, coffee and furniture merchant, real estate investor, and philanthropist, was associated with the building from 1899 until his death in 1939 - first as a tenant and then as owner. His career typified the American immigrant success story.

The Monadnock-Upton Block was determined to be eligible for inclusion in the National Register of Historic Places on July 17, 1979.

PART 1. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1892. Daily Mirror and American Souvenir Edition (Manchester, N.H.), October 11, 1892, (p. 61); Manchester Board of Trade Journal, January, 1893, (p. 18).
2. Architect: William M. Butterfield. The Daily Mirror and American Souvenir Edition, October 11, 1892, (p. 61), published Butterfield's perspective drawing of the building, (Exhibit 1). The attribution is also referred to in an article about Butterfield in the Manchester Board of Trade Journal, June, 1894 (p. 15). William M. Butterfield (1860-1932) was the most important New Hampshire-based architect practicing in the state in the 1890s through 1910. (Out-of-state architects, particularly from Boston, designed many important New Hampshire buildings during this period.) Butterfield, the son of a building contractor, was born in the town of Sidney, near Lewiston, Maine. At age 17 he went to work for a Boston contractor and at 19 supervised a new wing for the huge Wentworth-by-the-Sea resort hotel in Newcastle, New Hampshire, according to his obituary. (Manchester Union-Leader, June 7, 1932.) At the age of 21 he moved to Manchester, and by the following year (1882) had established himself as an architect with offices in the new Harrington-Smith Block (Opera House Block) on Hanover Street. He remained in Manchester until his death, and designed numerous houses, business blocks, public and parochial schools, civic buildings, and churches in Manchester and elsewhere in New Hampshire, as well as in Maine, Massachusetts, Vermont and Rhode Island. (G. A. Cheney, "William M. Butterfield A New Hampshire Architect and His Work," p. 147.) Although apparently not formally trained in architecture, Butterfield employed a variety of fashionable styles for his designs. Notable still-standing examples of his work are the eclectic design of the Town Hall in Hollis (1896); the Richardsonian Romanesque style Odd Fellows Hall in Nashua (1891); the 1892 Queen Anne style houses for John B. Smith in Hillsborough and for Roger B. Sullivan in Manchester; the Romanesque Revival Belknap County Courthouse in Laconia (1894); the Romanesque-Moorish George Gould house (1896), now the administration building of Notre Dame College in Manchester; and the Sphinx Senior Society Building at Dartmouth College, Hanover, considered to be the only pure example of the Egyptian Revival style in New Hampshire. (Bryant F. Tolles with Carolyn K. Tolles, New Hampshire Architecture, pp. 82, 98, 117, 255, 295.)

The most acclaimed Manchester building designed by Butterfield was the Kennard Building, designed the same year as the Monadnock-Upton Block to occupy a prominent Elm Street site. Completed the following year, the massive six-story sandstone building, which burned in 1903,

displayed two ornate facades with Romanesque arched openings and a classical cornice and balustraded parapet. The structure was featured in literature of the period promoting Manchester's growing economic prowess. The Beacon Block, which was built in 1903 from Butterfield's designs in the American Renaissance Style and is located at 826 Elm Street, is the most important surviving example of the architect's commercial buildings in the city.

3. Original and subsequent owners: References to the Chain of Title to the land upon which the structure stands are in the office of the Hillsborough County Registry of Deeds and Probate Records, 19 Temple Street, Nashua, New Hampshire.

Legal description: A certain tract or parcel of land, together with any buildings or improvements thereon, situated in Manchester, Hillsborough County, State of New Hampshire, more particularly bounded and described as follows, to wit:

Beginning at the intersection of the westerly line of Elm Street with the southerly line of Bridge Street; thence southerly by the westerly line of Elm Street ninety-seven and ninety-six hundredths (97.96) feet to land now or formerly of Clough & Hall; thence westerly at right angles with said Elm Street by said Clough & Hall land one hundred (100) feet to a passageway twenty (20) feet wide; thence northerly by said passageway ninety-seven and ninety-six hundredths (97.96) feet to Bridge Street; thence easterly by the southerly line of said Bridge Street one hundred (100) feet to the point of beginning, being the same premises conveyed to Amoskeag Realty Company by deed of Manchester Savings Bank dated January 2, 1922 and recorded January 5, 1922 in Volume 801, Page 240, Hillsborough County Registry of Deeds. Hillsborough County Registry of Deeds, January 10, 1985.

- 1892 Deed, April 22, 1892, recorded in Volume 523, page 198.
Frank W. Fitts et al., to Hiram D. Upton.
- 1892 Deed, April 22, 1892, recorded in Volume 523, page 409.
William G. Means et al., to Hiram D. Upton.
- 1892 Deed, May 27, 1892, recorded in Volume 524, page 408.
Gilman Clough et al., to Hiram D. Upton.
- 1897 Writ of Possession, May 19, 1897, recorded in Executions
Book 12, page 97.
Hiram D. Upton to Manchester Savings Bank.
- 1922 Deed, January 5, 1922, recorded in Volume 801, page 24D.
Manchester Savings Bank to Amoskeag Realty Company.

1985 Deed, January 10, 1985, recorded in Volume 3259, page 153.
Amoskeag Realty Company to Helene Chase Miller et al.

1985 Deed, January 25, 1985, recorded in Volume 3264, page 460.
Helene Chase Miller et al., to State of New Hampshire.

4. Builder, contractor, suppliers: The contractor was Head & Dowst, Manchester's leading local building firm of the late nineteenth century. (Manchester Board of Trade Journal, January 1893, p. 18.) No accounts of subcontractors or suppliers were found.
5. Original plans and construction: No original plans or accounts of construction were found. A comparison of a perspective drawing by architect Butterfield (Exhibit I) and a c. 1905 photographic view of the Monadnock-Upton Block (Exhibit II)* show that the two primary facades were built essentially as planned by the architect. Butterfield's drawing shows the title block on the east elevation bearing the name "Monadnock" and a second stone plaque, above the entrance to the rooms on the upper stories, with the name "Upton"; both identifications were later concealed by signs. The c. 1905 photograph also shows the New City Hotel which abuts the south wall of the Monadnock-Upton Block. It was built in 1892, was identically detailed in the three upper stories and was undoubtedly also designed by Butterfield. (Manchester Board of Trade Journal, January 1893, p. 18 lists 1892 construction of a four-story hotel, 43' x 100', on Elm Street for owners Clough and Hall, abutments of Upton. The two combined buildings created a uniform facade along Elm Street extending over 140' 0" in length.

Exhibit II shows that the north elevation (Bridge Street) displayed a range of six high-set half-windows along the first floor west of the corner storefront.

No plans or early descriptions of the interior of the Monadnock-Upton Block were found except for a report in the Manchester Board of Trade Journal, January 1893 (P. 21) that the building contained five stores and 100 rooms and offices. The cost of construction was \$75,000. The interior plan of the upper three stories is U-shaped and remains in its original configuration. (Exhibit IV).

6. Additions and alterations: Exhibit III, a c. 1916 view of the building published in a Manchester newspaper (Buildings file, Manchester Public Library), shows no apparent alterations to the building's east elevation (Elm Street). The alteration of the fenestration of the first story on the north elevation (Bridge Street) creating the present large rectangular display window openings, probably occurred after the purchase of the building by Edward M. Chase's Amoskeag Realty Company in 1922. The Manchester city directory for 1926 shows

*A photocopy of this photograph is part of the photographic documentation.
See photograph NH-201-9.

that Chase's furniture company had by that date expanded from 1156 Elm Street into 1160 Elm Street at the northeast corner of the building.

In 1924 Chase's company expanded and purchased a parcel on the west side of the alley (North Hampshire Lane) at the rear of the block (Deed 806/309) and joined a three-story warehouse to the Monadnock-Upton Block via an enclosed bridge over the lane. The bridge penetrated the second story at the north end of the west elevation of the block. Referred to as "Chase's Annex" in a 1943 deed (1043/239), this property has not been determined eligible for the National Register and does not fall within the scope of this document.

Further expansion of the Chase company by 1935 into all but the southernmost Elm Street storefront (indicated by city directory listings) probably accounts for the present metal paneling with soffit lighting which extends above the storefront at 1150 Elm Street and curves around the northeast corner, extending along the north elevation (Bridge Street). The insertion of a large rectangular opening (now bricked in) at the rear (west) wall of the south leg of the block, probably occurred after this mid-1930s business expansion to accommodate delivery of freight.

At an unknown date, but very likely after the Chase expansion into the southern part of the block, the interiors of the upper floors of the south portion of the building (excluding the rooms along the east side of the corridors) were altered by the removal of partitions, creating open furniture display areas. (Bill Marcoux, maintenance supervisor, interviewed by J. M. Porter, September 18, 1985.)

Around 1973, according to the same source, the upper story furniture display areas were restored for residential use, an elevator was installed, and a modern steel and wood staircase replaced the original straight flight from the entrance at 1152 Elm Street to the upper stories. Another similar replacement staircase was installed to provide access to the basement at the front of the building. The present yellow/cream paint on the walls above the first story on the east and north walls was applied at this time.

Other alterations, particularly to storefronts, occurred after the mid-twentieth century and include aluminum-framed windows and glass doors, aluminum and tinted plastic sheathing, and contemporary signs.

B. Historical Context:

Three blocks west of the site of the Monadnock-Upton Block, at the southwest corner of Elm and Bridge Streets, lie the Merrimack River and the cataract known as the Amoskeag Falls. The great river provided the impetus for rapid development of the Amoskeag Manufacturing Company during the 1830s; by 1900 Manchester had become the world's largest cotton textile

producer. Manchester's growth into New Hampshire's largest city was also the result of the steady development of the company. Brick mills and corporation housing filled the blocks between Elm Street and the river, ultimately extending for a mile along both sides of the corridor. The Amoskeag Company, which initially owned all the land in downtown Manchester, periodically sold or granted lots along Elm Street and in the blocks to the east for private development or public uses. The first-developed blocks were in the three-square-block area beginning two blocks south of the Monadnock-Upton Block site. The Company controlled development of the Elm Street lots it sold by deed restrictions requiring brick or other masonry construction and slate roofs for all but sheds. Vogt's 1876 "Bird's Eye View of Manchester, N. H." shows the site of the Monadnock-Upton Block partially occupied by one-story structures, presumably sheds, but with the blocks on Elm Street to the south densely built up with three- and four-story buildings. Hurd's 1892 Atlas (p. 76) shows the outlines of several narrow brick buildings on the site.

1892 was a year of apparent prosperity and intensive building activity in Manchester, (The Board of Trade Journal, January, 1893, p. 18, reported that the value of building starts in 1892 totalled \$2,149,700.) The Board of Trade Journal for April, 1892 (p. 1), announced a "Real Estate Boom on Elm Street," showing that "business is gradually extending northward... there is no reason why the central section should not be extended...to Bridge Street on the north."

Hiram D. Upton was among those active in the Elm Street real estate boom, purchasing in April and May of 1892 three parcels totalling over 97' of frontage beginning at the southwest corner of Bridge and Elm Streets. Upton, a native of Jaffrey, New Hampshire, the son of a banker and a Dartmouth College graduate, had come to Manchester in 1887 as treasurer of the New Hampshire Trust Company. This company had just merged with the Northwestern Trust Company of Fargo, North Dakota, of which Upton had been president. Upton was active in Republican politics after his arrival in Manchester and was elected to the state legislature and the speakership of the House of Representatives in 1889, and in 1892 became president of the New Hampshire Trust Company.

In this climate of personal success and economic vitality in Manchester, Upton embarked upon the construction of the Monadnock-Upton Block as an investment, and simultaneously began planning for a new building for the trust company in the heart of the Elm Street commercial district. Architect William M. Butterfield was hired to design both buildings. The elaborate, six-story, \$250,000 stone Kennard Block, completed in 1893, was Manchester's most impressive and largest office building, until its destruction by fire in 1903. At a construction cost of \$75,000, the Monadnock-Upton Block (named either for Upton's father's bank in Jaffrey or for the mountain that dominates the Jaffrey area) was the second most costly commercial construction begun in Manchester during 1892. (Manchester Board of Trade Journal, January 1893, p. 18.)

The Monadnock-Upton Block is severe in comparison with the Kennard Block. It is distinguished by the subtlety of its restrained detailing, and employs the red brick traditionally used for masonry buildings in Manchester. A notable feature of the building is the northeast corner, which is canted to address the intersection of Bridge and Elm Streets. The building was planned to contain five stores, 100 offices and rooms, heated by steam and illuminated by both gas and electricity. (Manchester Daily Mirror and American Souvenir Edition, October 11, 1892, p. 61.) The building's contractor, Head & Dowst (a firm which shared with the Boston-based Mead, Mason Company, the contracts for Manchester's most important buildings), proclaimed 1892 a banner year, with contracts up nearly \$500,000 over the previous year and a work force averaging 400 men (Board of Trade Journal, January, 1893, p. 21).

Hiram Upton's financial career crumbled in the Panic of 1893 with the failure of the New Hampshire Trust Company, which had boasted assets of over \$6,000,000. (Granite Monthly, January, 1901, pp. 56-57.) The Manchester Savings Bank took possession of the heavily mortgaged Monadnock-Upton Block in 1897. (Upton, whose will reveals that he was supported in comfort by his well-to-do wife (Probate Docket #19176), maintained an office in the Kennard Block where he ran collection and real estate agencies until his death in 1900.)

All but two of the tenants of the Monadnock-Upton Block are unknown until 1916, when Manchester's first reverse street directory was published. The city directory of 1905 shows the address of the abutting New City Hotel (see 5., above), previously listed at 1128-1138 Elm, as 1128-1142 Elm, suggesting that it had by then expanded into the south portion of the Monadnock-Upton Block. This conjecture is borne out by a c. 1905 photographic view of the building (Exhibit 11), showing the New City Hotel sign extending across the southern part of the structure. Advertisements for the hotel in city directories were directed to traveling salesmen, and announced that "electric cars to and from all trains pass the door. Special rates to Commercial Travellers." (Manchester Directory, 1905, unpaginated advertising section.) The photo view also shows the sign of the E. M. Chase Company above the second storefront from the northeast corner of the building.

Edward M. Chase (1854-1939), who eventually purchased the entire block in 1922, had been a commercial tenant since 1899. He first located his tea and coffee business in the storefront at 1142 Elm Street. Details of his life were reported in his obituary in the Manchester Union-Leader of November 12, 1939. He was born in Olita, Lithuania, and came with his family to settle in Lewiston, Maine c. 1869. At the age of 17 he left home to begin what became a chain of 21 tea and coffee stores in New England and New York, finally settling in Manchester in 1898. By 1900 Chase offered housewares - mirrors, kitchen clocks, silverware, rugs, crockery - as premiums to purchasers of his teas. (Manchester Directory, 1900, p. 748.) By 1903, when he had moved into the store at 1156 Elm Street, he also advertised Garland Stoves and Ranges (Manchester Directory, 1903

p. 797); his business in the Monadnock-Upton Block was eventually devoted to retail furniture sales. The expansion of Chase's business in the block over the next decades is detailed in the foregoing text. He also successfully invested in Manchester real estate through his Amoskeag Realty Company.

Chase's obituary revealed that he had been involved in numerous philanthropies, especially those related to his own immigrant and Jewish identity. These included \$5,000 annual scholarships for Lithuanian students; the Chase Memorial; the Manchester Hebrew Free Loan Association; the Home Association for low-income wage earners to enable them to buy their own homes; Hachnosas Orchim, which provided funds for food, lodging and shelter for transients; and the Jewish Theological Seminary. In 1921, he also gave \$42,000 of preferred stock in his company to his employees. After his death, the furniture business in the Monadnock-Upton Block was continued by his family, and managed by his son-in-law, Louis Miller, until the end of the 1960s.

The 1916 Manchester directory lists other store tenants; Joseph Turcotte's Liquors (1140 Elm Street); Costello Brothers Shoes (1144 Elm Street); N. J. Whalen's Trunks and Bags (1148 Elm Street); and another liquor store, Kenney's, at 1160 Elm Street on the corner. Upstairs tenants included physicians, a dentist and a printer, but the majority of tenants appear to have been residents. Doctors continued as tenants in the next decades; residents in 1930 included mill workers, laborers, insurance agents, and many women with no occupation listed. After the Chase Company's expansion, the only remaining storefront, 1140 Elm Street, was occupied by a furrier until the mid-1950s, then by a millinery and jewelry store and finally in the mid-1960s by the Beneficial Finance Company which more recently relocated to 1150 Elm Street.

The east facade and interior of the adjoining New City Hotel were remodelled after World War II, and city directories reveal that between 1967 and 1969, the Chase family furniture business closed its doors.

Following the sale of the Monadnock-Upton Block to the State of New Hampshire in 1985, to accommodate the widening of Bridge Street, many of the residents vacated the building. Caesar's Restaurant, which occupied the combined two northern storefronts, also vacated the block, leaving only the Modern Bride store at 1140 Elm Street and the Beneficial Finance Company at 1150 Elm Street.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The architecture of the Monadnock-Upton Block depends for its strength upon its brick detailing, like the Panel Brick style popular for commercial blocks in Manchester in the previous decades. However, the flat roofline, the uniform fenestration at each of the upper stories, and the understated, spare use of detail on this building distinguish it from the more vigorously articulated, picturesque Panel Brick style. Only the four brick chimney piers on the north elevation which display corbeled brick arches at their bases, are in the tradition of the earlier style. A focal feature of the building is the canted northeast corner bay which is designed to face the intersection of Elm and Bridge Streets. This bay and the two (east and north) principal facades are detailed with brick string courses outlining the segmental arches of the second and third stories; shallow, corbeled brick blind arcading enriches the cornice.
2. Condition of fabric: Generally good. The building has been well maintained. The lower portions of some of the wood window sash are in deteriorated condition.

B. Description of Exterior:

1. Overall dimensions: U-shaped in plan, the four-story building measures 98' by 100'. The front (east) elevation contains sixteen window bays above the first-story storefronts; the canted northeast corner contains a single bay; and the secondary (north) facade includes fifteen window bays. The rectangular footprint of the building is interrupted at the rear (west) wall by an 8' wide, 50' deep light well extending from the second through fourth stories near the center line of the building (Exhibit IV), thus creating the U-shaped plan. There is a full basement which becomes increasingly visible as the grade of the slope on which the building is constructed descends from east to west, towards the river.
2. Foundations: Red brick laid upon split granite footings.
3. Walls: Red pressed brick, laid in stretcher bond on the east and north walls and now painted cream/yellow; common red brick laid in common bond on the other walls. First-story alterations on the principal facade have resulted in aluminum and tinted plastic sheathing of the storefronts, concealing the original cast iron columns which framed the storefront bays. Ornamental detail on this elevation consists of low-relief brick belt courses which follow the

outline of the segmental arches of the second- and third-story windows and underline the sills of the three upper stories, and the corbeled brick blind arcading at the cornice. This ornamental program is continued in the canted northeast bay but is not employed on the Bridge Street (north) elevation. A stone title block between the second and third stories bears the name "Monadnock" in raised letters and is ornamented by two circular floral designs. On the north elevation, four chimneys which are integral with the walls are expressed as brick piers above the first story; brick corbeling, forming a single arch similar to those of the facade cornice, is employed at the base of each of these piers.

4. Structural systems, framing: The internal framing system is dimension-sawn wood, walls are load-bearing brick masonry. Cast iron columns with integral shear caps are located in the basement and on the first floor and support the spanning members of these spaces. Single, turned wooden columns perform a similar function in each of the stairhalls at the north and south ends of the second, third and fourth stories.
5. Porches, stoops, balconies, bulkheads: None, except for steel fire escapes affixed to the west walls of the north and south sections of the block.
6. Chimneys: Only the westernmost brick chimney of the four original chimneys on the north wall still rises above the roof line; all of the others have been truncated and capped. The surviving chimney is square in section with a corbeled top. There are two more chimney piers on the south wall of the light well. A single brick furnace chimney emerges from the roof near the west end of the north section of the block.
7. Openings:
 - a. Doorways and doors: The storefront and apartment entrance doorway openings are rectangular and contain modern glass doors. The only surviving original door opening on the principal Elm and Bridge Street facades is the cast-iron framed, recessed entrance, three bays east of the north end of the block. This contains a transom light and paneled double-leaved door with round-arched lights in the upper half.

On the west elevation at the basement level, door openings, from north to south, include a large aperture with granite lintel containing a heavy, double-leaved diagonally boarded utility door; four low brick segmentally-arched door openings, three of which contain doubled-leaved, paneled doors with glazed upper sections (the fourth of these door openings has been bricked up to contain a window). In the four stories above the basement, in both the north and south sections, are segmentally-arched door openings and

paneled doors giving access to the fire escapes. Another door opening, bricked down from a segmental to a flat-arched opening, is located at the first story near the west end of the south wall and contains a paneled door with glazed upper half.

- b. Windows and shutters: The five original storefront bays on the front facade now contain three modern storefronts with rectangular, aluminum-framed windows. Window openings on the three upper stories of this elevation have gauged brick, which form segmental arches at the second and third stories, and flat arches at the fourth story. Sills are of smooth-textured granite. Sash is wooden, two-lights-over-one in configuration.

On the north elevation (Bridge Street), large rectangular display window openings with transom lights are linked by concrete lintels and separated vertically by concrete piers; many are now boarded or filled. All window heads in the three upper stories of this elevation are flat-arched, with granite lintels employed at the first and second stories and gauged brick flat-arches at the fourth story. The wooden sash is two-lights-over-one in configuration.

Window openings on the west elevation along the alley are not as uniform in size as those on the north and east walls. Some have segmental arches, while others are headed by flat stone lintels. Quarry-faced granite sills are employed on this elevation. Most of the wooden sash is two-light-over-two in configuration. Windows on the walls of the light well and south wall have segmental arches, with wooden two-lights-over-two and two-over-one sash.

There are no shutters.

8. Roof:

- a. Shape: Flat, with tar and gravel composition coating.
- b. Cornice, eaves: Cornices are coped with sheet metal.
- c. Dormers, cupolas, towers: None. Metal-framed skylights above the interior stairwells and the elevator penthouse are located on the roof directly above these features.

C. Description of Interior:

1. Floor plans:

- a. Basement: Exhibit IV

- b. First story: Exhibit IV
 - c. Second through fourth stories: Exhibit IV.
2. Stairways: A modern, 1970s steel and wood staircase rises with a landing and one turn from the apartment entrance at 1152 Elm Street and replaces the original straight flight of wooden stairs. A similar replacement leads to the basement near the front of the building. Stairways to the upper stories at the north and south ends of the interior corridors appear to be original and are illuminated from above by central wells and skylights. Stairs rise in two stages with landings and have turned balusters and rails which circumscribe each stairwell on every floor. Most of the newel posts retain large globular finials. The incised, Eastlake-style newel post at the second story, north end, is the most ornate though it has lost its finial. Enclosed wooden stairways with wood handrails at the rear of the building extend to the roof. A wooden utility stairway from the Monadnock-Upton Block to the second-story bridge leading to the warehouse on the west side of North Hampshire Lane is located at the northwest corner of the building. Another utility stairway leads from the rear of the store at 1160 Elm Street to the basement.
 3. Flooring: Hardwood flooring was typically used during the period of construction of the Monadnock-Upton Block. It has not been determined whether original hardwood floors still exist beneath the wall-to-wall carpeting, vinyl tile or linoleum which cover all floors in the stores and upper-story rooms and corridors.
 4. Wall and ceiling finish: In the three commercial spaces on the first floor, no original finishes remain visible. Walls are surfaced with various combinations of modern wood paneling and wallpaper. Ceilings are suspended acoustical tile panels. In the upper stories, the east and north sections have ceilings and walls of plaster over sawn lath; ceilings are painted white; walls are of various colors. Vertical, beaded tongue and groove wainscoting is employed in most of the corridors and in some of the rooms. In the south section, walls are painted sheetrock; ceilings are acoustical tile.
 5. Openings:
 - a. Doorways and doors: The doorways in the three upper stories, east and north sections, are trimmed with original bolection moldings of yellow pine and corner blocks with simple pateras. Principal entrances from the corridors typically contain transom lights. Doors are paneled; some entrance doors still display glazed upper halves while others have been filled with wood panels. At the northeast corner of the block, some of the former office suites contained entrances featuring a door flanked by half-height windows. These have been blocked in though they retain original

trim. In the remodeled south section, door trim consists of contemporary wooden clam shell moldings; doors are of hollow core, unpaneled wood design.

- b. Windows: Window openings in all of the upper story rooms, including the remodeled south section, contain original yellow pine trim identical to the original door trim. (See 5. a., above)
6. Decorative features: There is no decorative trim of note. In the three upper stories, north and east sections, wood baseboards with simple moldings are employed. A few of the rooms retain narrow wood cornice moldings, and one room displayed a narrow, ornamented plaster picture molding extending around the room 3' below the ceiling.
7. Hardware: Original brass entrance door plates, filigree-patterned doorknobs and brass letter slots (now painted) are still extant in the east and north sections of the three upper stories. Cast iron butt hinges on doors have a floral pattern in relief, with finials adorning the pin caps.
8. Mechanical equipment:
 - a. Heating, air conditioning, ventilation: The apartments in the north and east sections contain original cast iron radiators; the remodeled section is heated by electric baseboard units. Air conditioning units serving the first story commercial spaces are located in utility spaces at the rear of this story.

The building is heated by an oil furnace located in the basement. No unusual features of the original heating or ventilating system were observed.
 - b. Lighting: None of the original combination gas/electric lighting fixtures have survived. First-floor spaces are illuminated by fluorescent lights recessed in the acoustical tile ceilings. In the upper stories, wiring conduits applied to the plastered walls serve undistinguished mid-twentieth century ceiling fixtures in the east and north sections. There are no lighting fixtures in the south section apartments; modern recessed lighting is employed in the hallways.
 - c. Plumbing: Each of the first story commercial spaces has modern bathroom fixtures. In the north and east sections of the upper floors, not all of the residential units have individual bathrooms. Fixtures for the most part include free-standing washstands and cast iron tubs with claw feet, which may be original equipment. Modern, built-in fixtures are employed in the south section, remodeled c. 1973.

9. Original furnishings: None.

D. Site:

1. General setting and orientation: The principal facade of the Monadnock-Upton Block faces east on Elm Street; the secondary Bridge Street facade is oriented north facing Bridge Street. Elm Street runs north-south; Bridge Street runs east-west and descends steeply, west of Elm Street, to the Notre Dame Bridge over the Merrimack River. The immediate built environment consists principally of late nineteenth century and early twentieth century three- and four-story commercial blocks; across Bridge Street to the northwest, late nineteenth century brick corporation housing of the Amoskeag Company. A major exception is the multi-story, steel-framed, mid-rise Numerica office building now rising on the site directly across from the Monadnock-Upton Block at the southeast corner of Elm and Bridge Streets. The Monadnock-Upton Block occupies virtually its entire site.
2. Historic landscape design: The setting is the street grid laid out by the Amoskeag Company. No trees or street furniture of interest exist now or are recorded in historic views.
3. Outbuildings: None

PART III. SOURCES OF INFORMATION

- A. Original Architectural Drawings: None located. A perspective drawing of the block, signed by architect William M. Butterfield, was published in the Daily Mirror and American Souvenir Edition, October 11, 1892, p. 61. (Exhibit I)
- B. Early Views:
1. A photographic view, showing the principal facades of the Monadnock-Upton Block and abutting New City Hotel was first reproduced in the unpagged, colored advertising pages of Manchester city directories in 1896.
 2. A photographic view of the principal facade was published in Pictorial Manchester 1846-1896, p. 127, in 1896.
 3. A photographic view of the principal facade, draped with bunting, was published in the Semi-Centennial of the City of Manchester, 1897. p. 100.
 4. A 4" by 5" copy negative, showing the principal east elevation and most of the north elevation, c. 1905, is in the archives of the Manchester Historic Association, Manchester, New Hampshire. (Exhibit II)
 5. A photographic view of the principal facade was published c. 1916 in a Manchester newspaper. (Untitled, undated clipping, Business Blocks File, New Hampshire Room, Manchester Public Library, Manchester, New Hampshire.) (Exhibit III)
- C. Interviews: Bill Marcoux, employee of Property Services, Inc., which manages the Monadnock-Upton Block for the State of New Hampshire (interview, Manchester, N. H., by J. M. Porter, September 18, 1985). Marcoux recalled the use of the upper stories of the south section of the block for open furniture displays before the remodeling of this section c. 1973 restored it for residential apartment usage.
- D. Bibliography:
1. Primary and unpublished sources:

Deeds and probate records, Hillsborough County Registry of Deeds and Registry of Probate, 19 Temple Street, Nashua, New Hampshire.

2. Secondary and published sources:

Board of Trade Journal (Manchester, N. H.), Vol. 2, No. 1 (April 1892), p. 1; Vol. 2, No. 4 (January 1893), pp. 18-19, 21; Vol. 4, No. 1 (June 1894), p. 15.

Business Blocks File, New Hampshire Room, Manchester Public Library, Manchester, New Hampshire. (Untitled, undated (c. 1916) newspaper clipping.)

Cheney, G. A., "William M. Butterfield A New Hampshire Architect and His Work," Granite Monthly, Vol. 34, No. 3 (March 1903), pp. 145-152.

Daily Mirror and American (Manchester, N. H.), December 1, 1900.

Daily Mirror and American Souvenir Edition (Manchester, N. H.), October 11, 1892, p. 61.

Flynn, Thomas, Atlas of the City of Manchester, New Hampshire, Philadelphia: D. L. Miller & Co., 1896, plate 5.

Granite Monthly, Vol. 30, No. 1 (January 1901), pp. 56-57.

Hurd, D. H., Town and City Atlas of the State of New Hampshire, Boston: D. H. Hurd & Co., 1892, p. 76.

The Leader (Manchester, N. H.), June 7, 1932.

Manchester (N. H.) Directory. Publisher and place of publication varies. Consulted for various years from 1880 through 1981.

Tolles, Bryant F., with Carolyn K. Tolles, New Hampshire Architecture, Hanover, N. H.: University Press of New England (for N. H. Historical Society), 1979, pp. 82, 98, 117, 255, 295.

The Union-Leader (Manchester, N. H.), November 17, 1939.

Vogt, C. H., "Bird's Eye View of Manchester, N. H." lithograph, 1876, Manchester Historic Association, Manchester, N. H.

E. Likely Sources Not Yet Investigated: None known.

PART IV. PROJECT INFORMATION

New Hampshire Department of Public Works and Highways
John O. Morton Building
Concord, New Hampshire 03301

Project: Manchester, M-5285(001), C-2330
Monadnock Building Documentation

Information for the HABS Outline Format was prepared between September 10 and October 8, 1985.

Prepared by: Closs Planning Consultants
Four Bicentennial Square
Concord, N.H. 03301

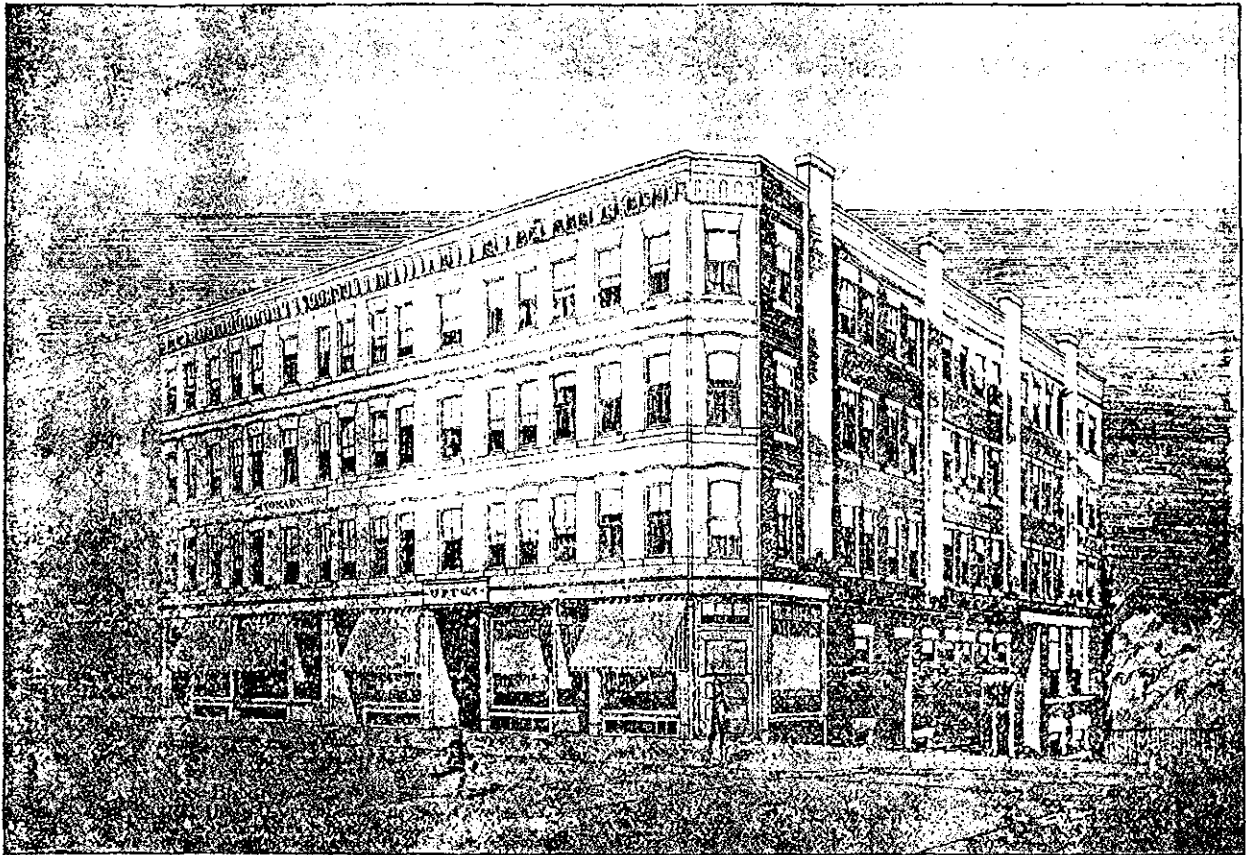
Principal Consultant: Christopher W. Closs, MNRP
Research Subcontractor: Jane M. Porter

Date: October 14, 1985

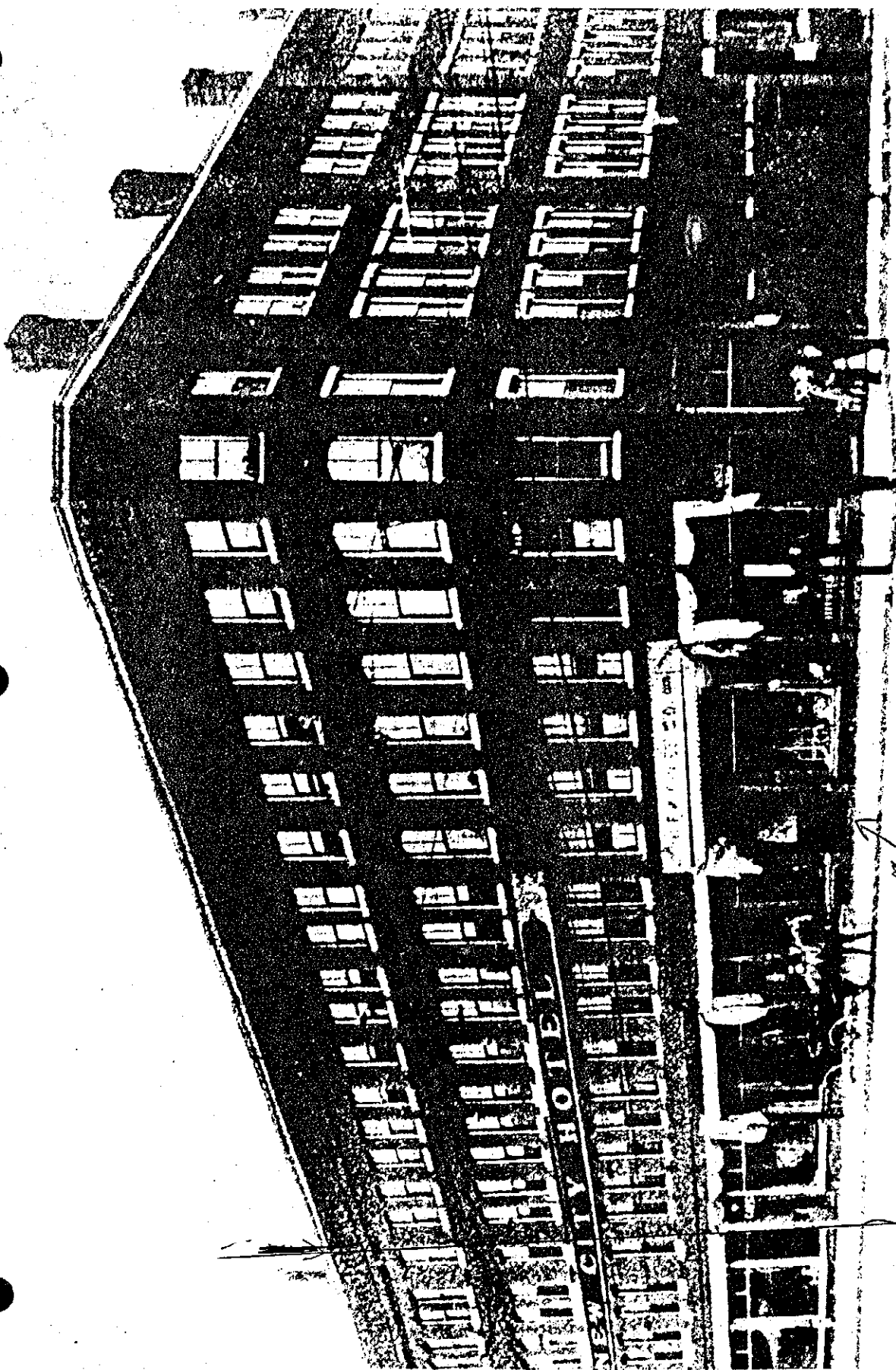
EXHIBIT I

Copy of original perspective drawing by architect William M. Butterfield showing the east elevation fronting on Elm Street and the north elevation fronting on Bridge Street. / (View southwest)

Source: Manchester Daily Mirror and American Souvenir Edition, Manchester, New Hampshire, October 11, 1892. p. 61.



THE UPTON BLOCK, CORNER OF BRIDGE AND ELM STREETS.

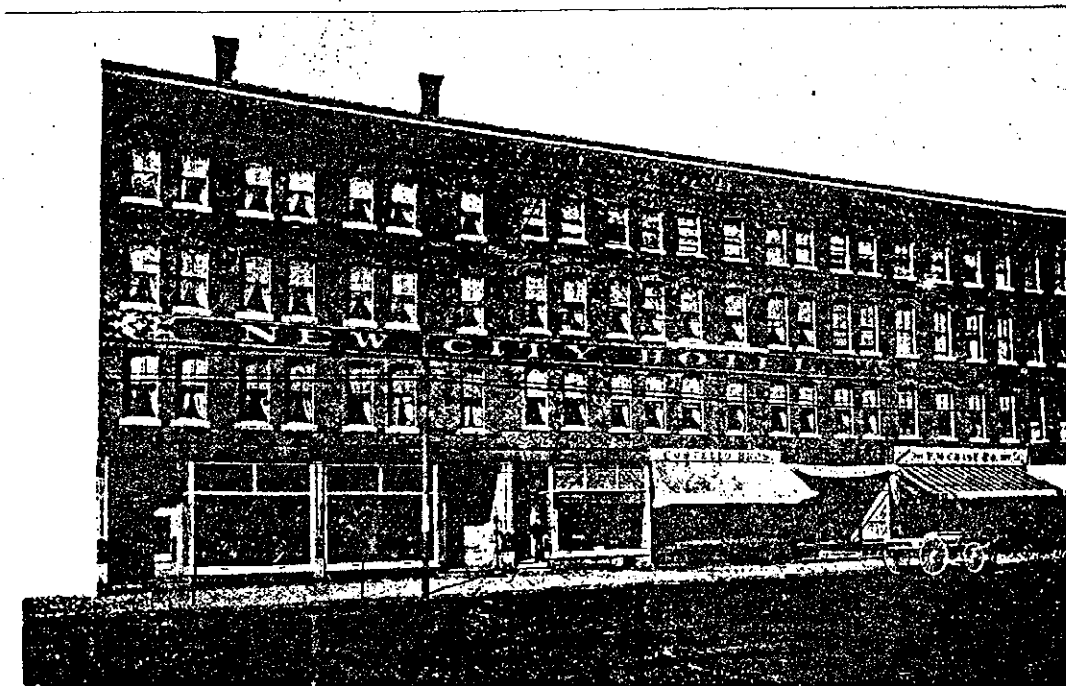


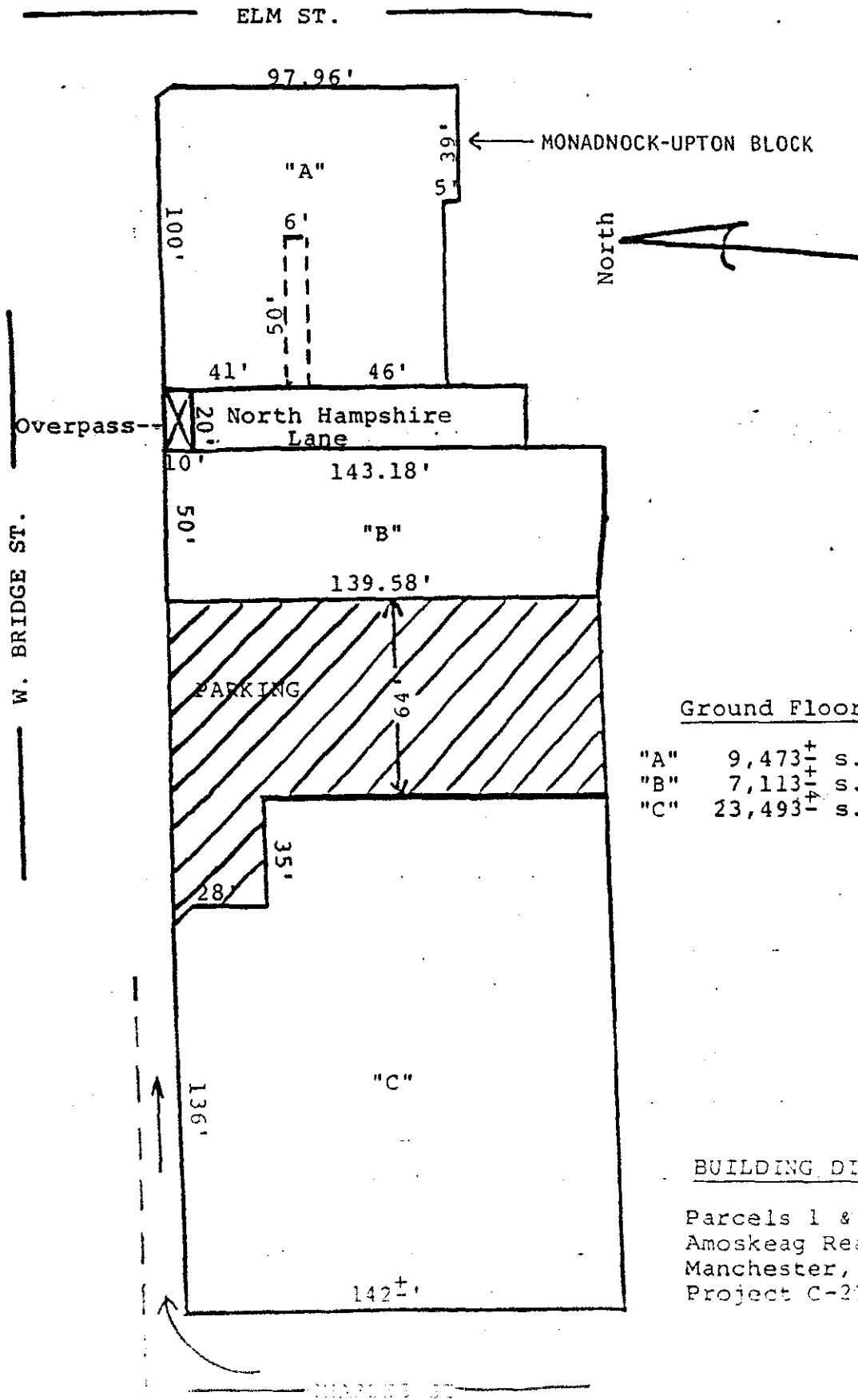
Unidentified
photograph of
block, c. 1905.
See photograph
NH-201-9.

as frame by

Circa 1916 photograph of principal facade (east elevation) of the New City Hotel (left) and the Monadnock-Upton Block (right).

Source: Business Blocks File (loose miscellaneous photographs and newspaper clippings); New Hampshire Room, Manchester Public Library, Manchester, New Hampshire.





Ground Floor Area

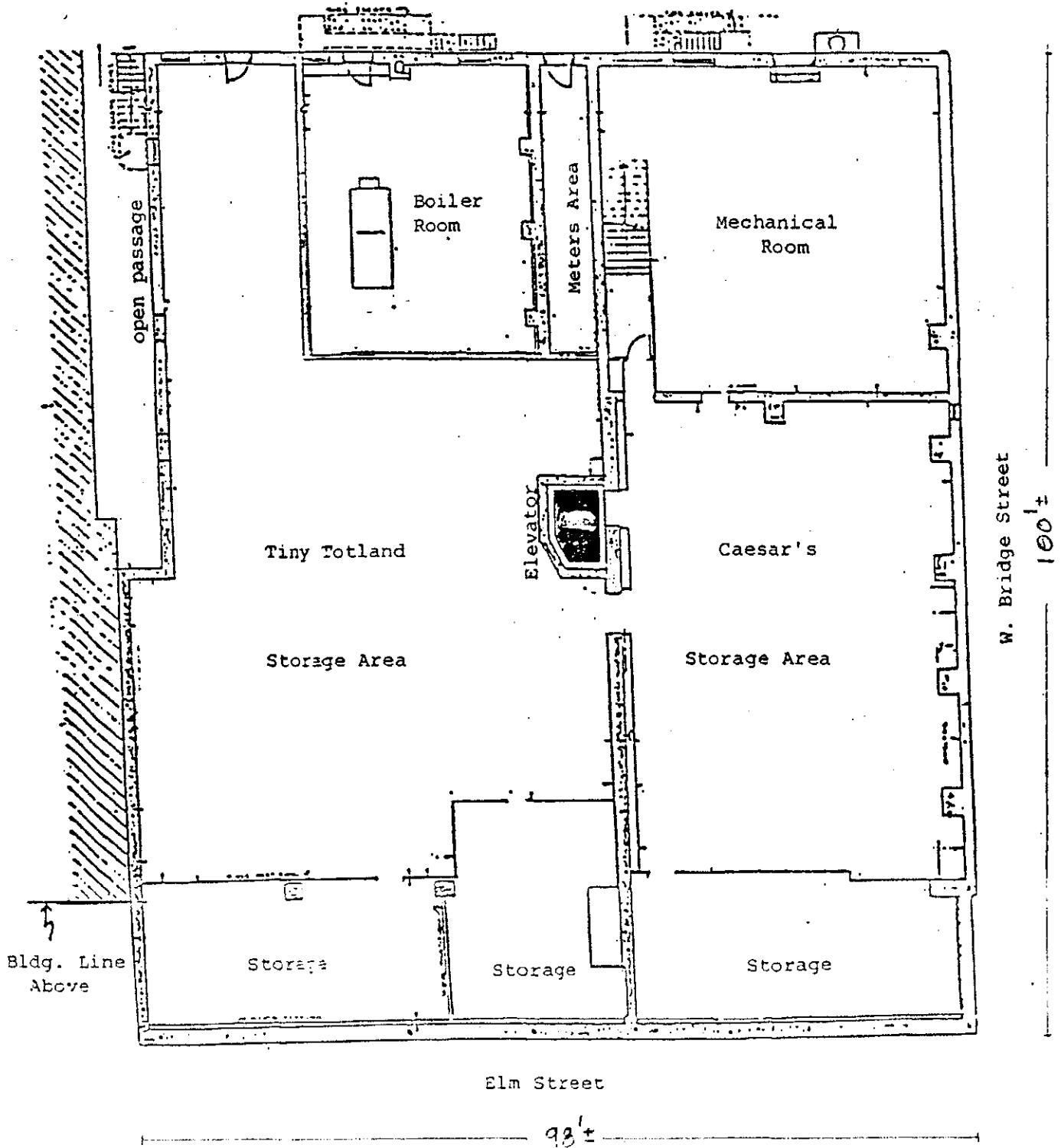
"A"	9,473±	s.f.
"B"	7,113±	s.f.
"C"	23,493±	s.f.

BUILDING DIAGRAM

Parcels 1 & 2
Amoskeag Realty Co.
Manchester, N. H.
Project C-2330

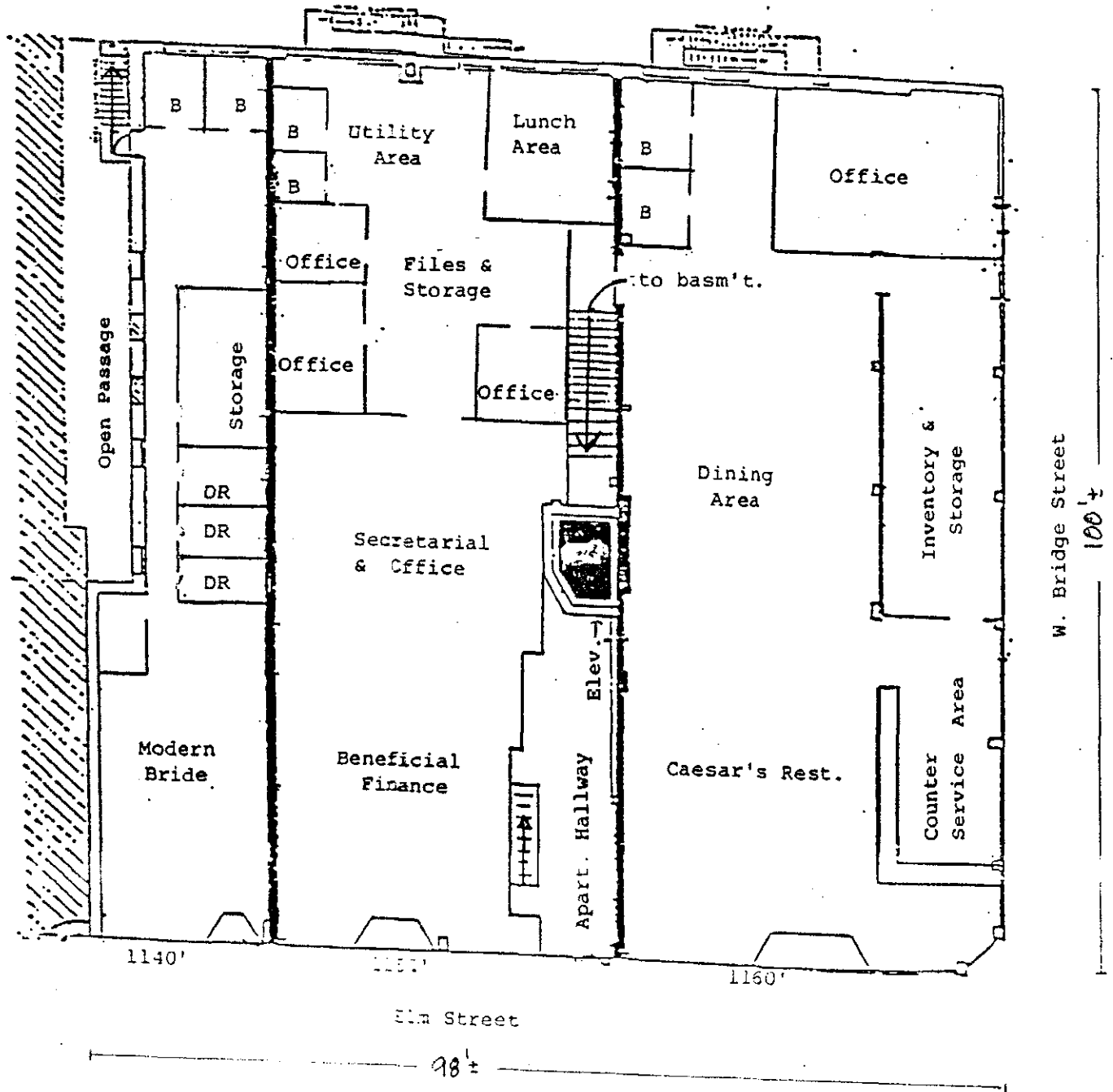
BUILDING PLAN

Monadnock Building
Basement

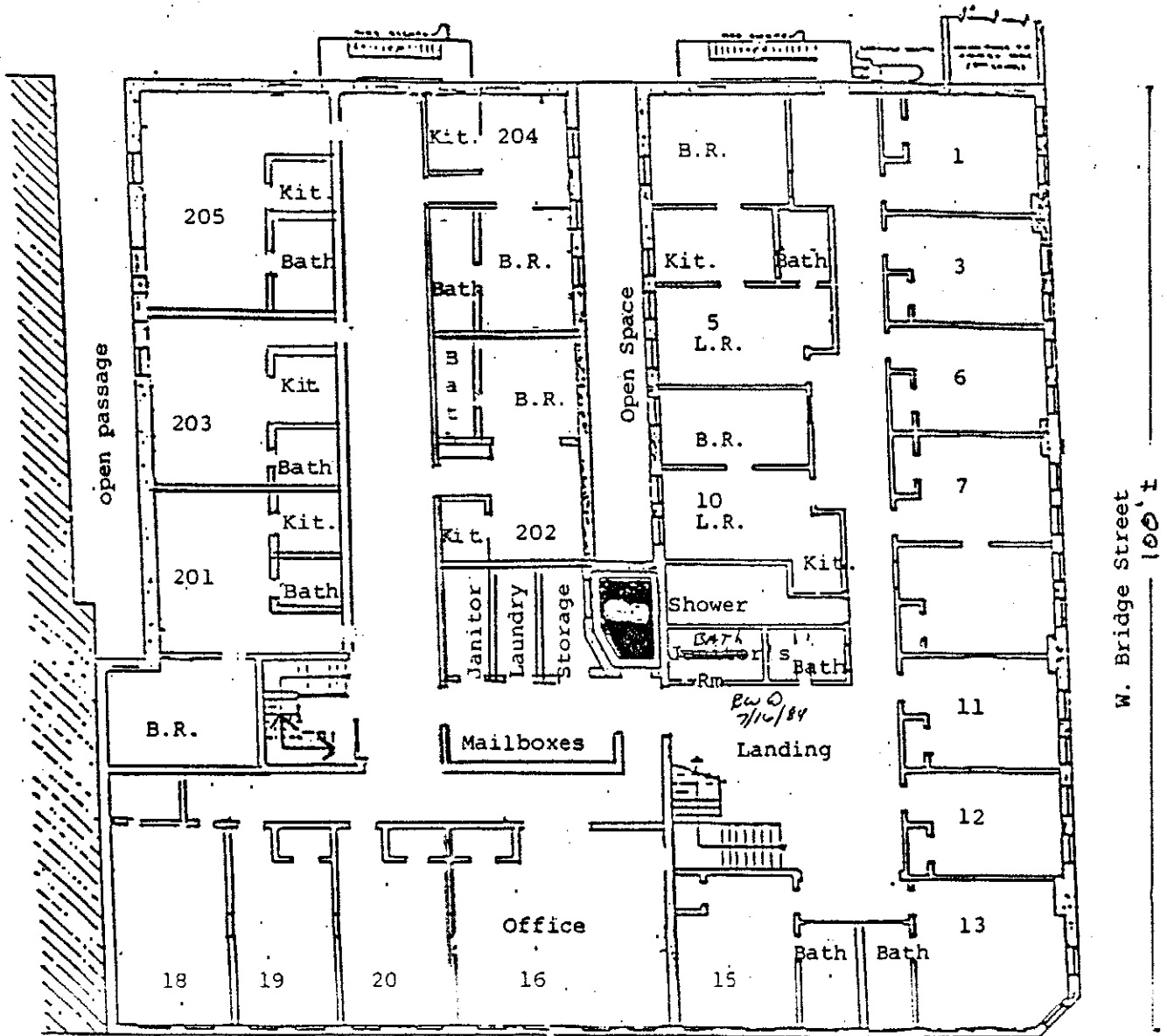


BUILDING PLAN

Monadnock Building
First Floor



BUILDING PLAN
Monadnock Building
Second Floor



1 Rm./Shared Bath 1 Rm w/Bath 2 Rm./Shared Bath 3 Rm. W/Bath Luxury Apts.

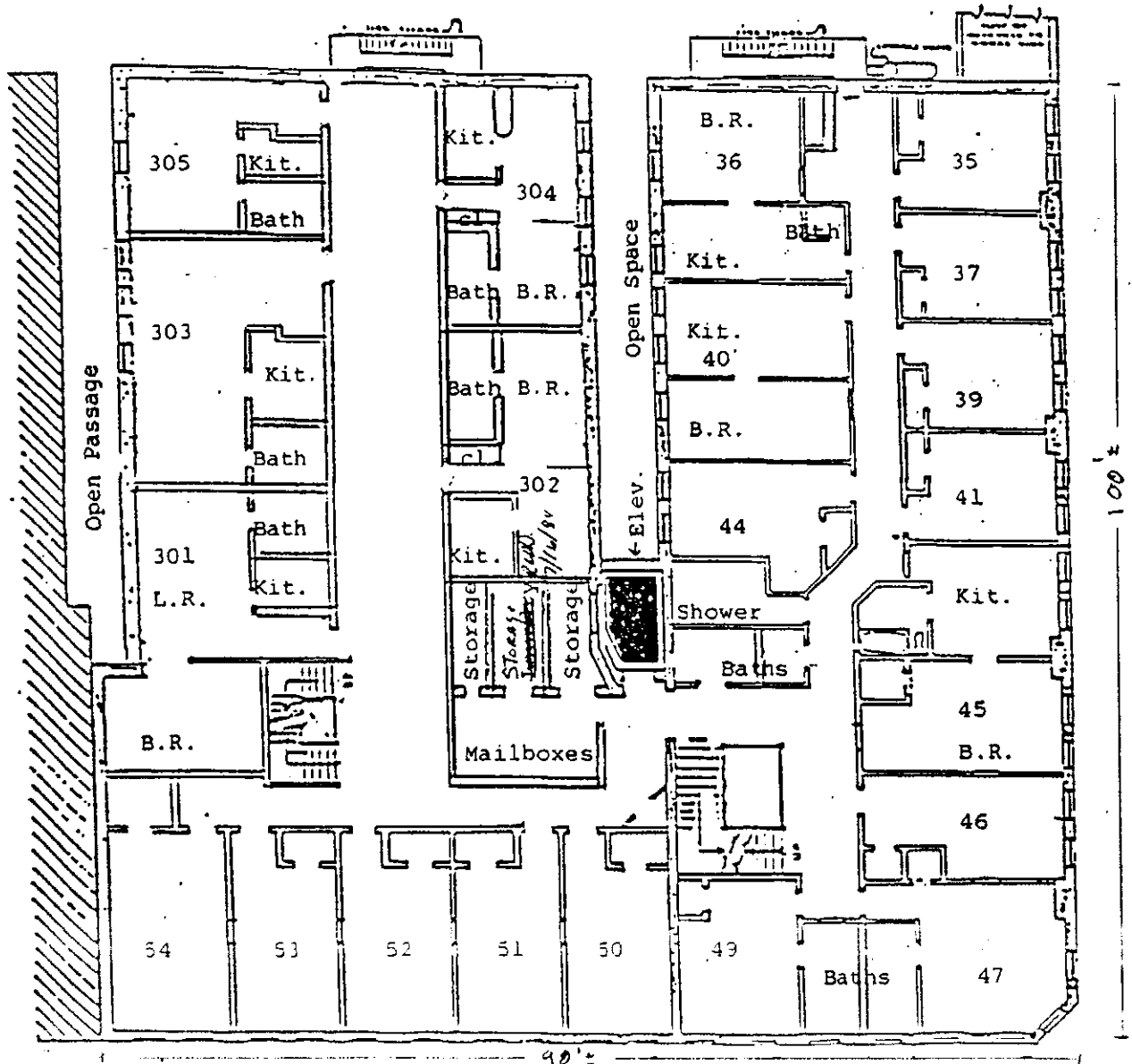
1	18	13	7	5	201 - 205
3	19	15	10		
6	20				
11					
12					
16					

Total # of Units = 19

BUILDING PLAN

MONADNOCK-UPTON BLOCK
HABS No. NH-201 (Page 26)

Monadnock Building
Third Floor



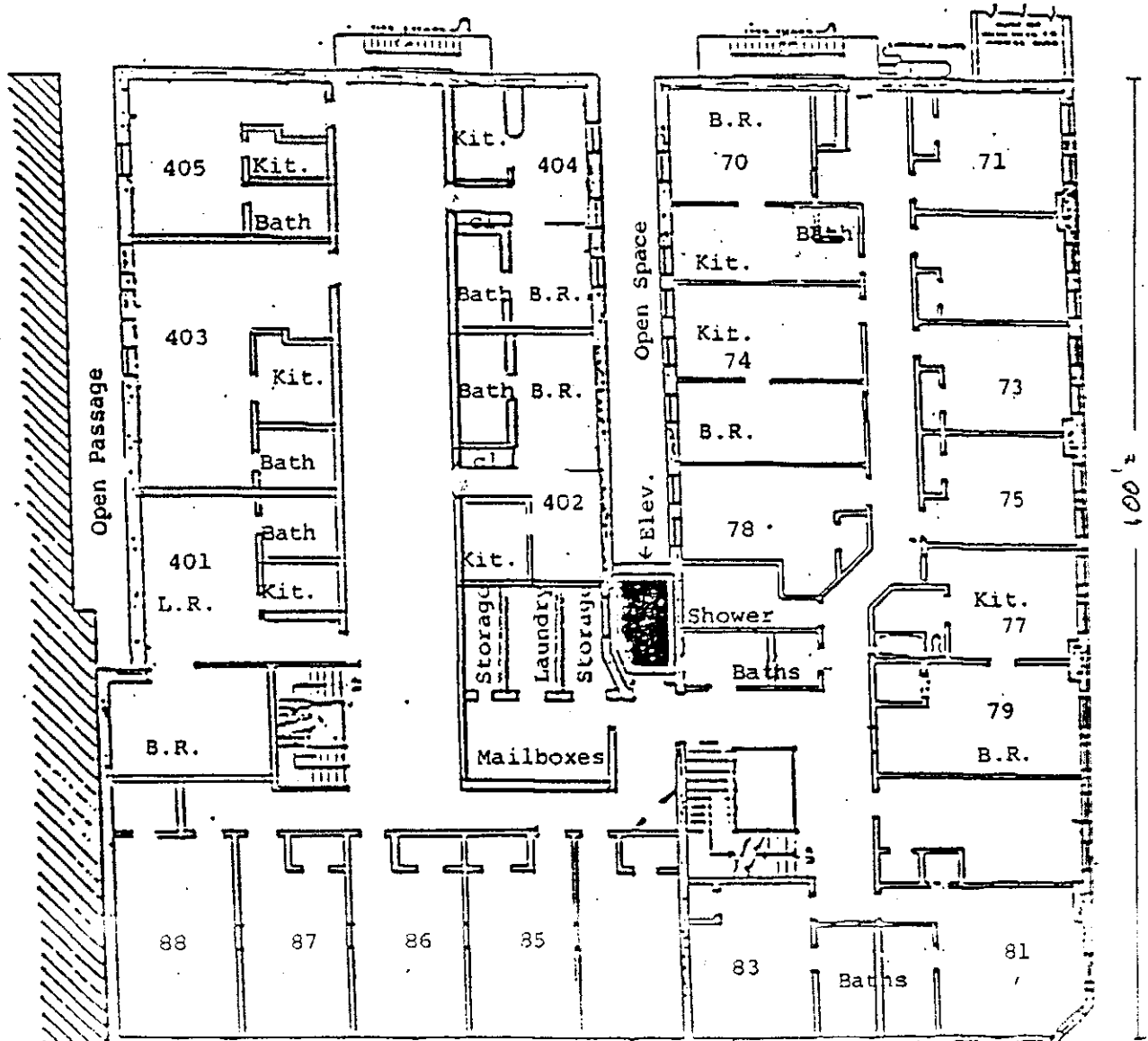
1 Rm./Shared Bath 1 Rm. w/Bath 2 Rm. Apt./Shared Bath 2 Rm. w/Bath Luxury Apts

35	50	47	40	36	301 - 305
37	51	49		45	
39	52				
41	53				
44	54				
46					

Total #Units = 11

BUILDING PLAN

Monadnock Building
Fourth Floor



1 Rm. Apt./Shared Bath 1 Rm.w/Bath 2 Rm. Apt./Shared Bath 2 Rm.w/Bath 1 Rm. Apt.

73	86	81	71	70	401 - 405
75	87	83	74		
77	89		79		
78			85		